



GRASSROOTS
REALTY GROUP

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50 Yorkville Boulevard SW
Calgary, Alberta

MLS # A2283278



\$489,700

Division:	Yorkville		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,441 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear, Insulated		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscap		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 50 Yorkville Blvd SW — a like-new, move-in-ready townhome in SW Calgary offering a smart layout, quality upgrades, and an unbeatable location in a family-friendly, walkable community. This 3 bedroom, 2.5 bathroom home features 1,441 sq ft of functional living space plus an unfinished basement with incredible potential. Inside, enjoy triple-pane windows and upgraded zebra blinds throughout, luxury vinyl plank flooring, knockdown ceilings, and a bright open-concept main floor. The stylish kitchen offers stainless steel appliances including a gas stove, a large center island with eating bar, subway tile backsplash, and soft-close cabinetry. The dining area and spacious living room create the perfect flow for daily living and entertaining. A half bath and mudroom with built-in shelving and coat hooks add everyday convenience. Upstairs, you'll find a spacious laundry room with LG washer/dryer and shelving, a large linen closet, and three generous bedrooms. The primary suite includes a west-facing balcony with Duradek, a massive walk-in closet, and a 5-piece ensuite with dual vanities and a fully tiled, floor-to-ceiling tub shower combo. A second 4-piece bath also features a tiled tub shower combo and full-sized vanity. Built for efficiency and comfort with Hardie board siding, a high-efficiency furnace, and electric hot water heater. The double attached garage offers secure parking, and the large unfinished basement is ready for future development. Perfectly located with direct access to 22X, Stoney Trail, and Macleod Trail, near Spruce Meadows, Fish Creek Park, walking paths, parks, and shopping at Silverado Marketplace and Shawnessy Towne Centre. A fantastic investment property or family-friendly home in a connected SW community.

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